

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
Held on Monday, 14 September 2020, HOMS MEETING VIA MICROSOFT
TEAMS, scheduled for 09:00

1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay, officially opened the meeting at 09:00 and welcomed everyone present.

2. ATTENDANCE

Members of Staff and Committee

Mr Raymond Smith (RS)
Mr Rashaad Carlsen(RC)
Ms Nosiphiwo Tefeni (NT) (secretary)
Ms Nokubonga Dlamini (ND)
Ms Waseefa Dhansay (WD)
Ms Sandisiwe Matole (SM)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)

Legal Support.

Ms Penelope Meyer

Visitors

None

Observers

None

3. APOLOGIES

Ms Colette Scheermey (CS)

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 14 September 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 14 September 2020.
RS move to adopt the agenda and RC supports with minor changes.

5. Approval of Minutes of the Previous Meetings

5.1 The minutes of the previous meeting held on 7 and 10 September 2020 to be approved on the next HOMS meeting.

6. Disclosure of conflict of interest

6.1 None

7. Confidential matters

7.1 None

8. Standing Item

8.1 Site inspections undertaken

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.4 Preparation for the upcoming coming committee meetings

8.4.1 Appeals 16 September 2020

Cases officers noted their items were loaded and parties invited

8.4.2 BELCom 17 September 2020

Cases officers noted their items were loaded and parties invited

8.5 Interim and Close Out Reports

8.5.1 None

8.6 Incomplete Applications

11.4 Drakenstein Municipality comments required

12.11 Internal images and comments from UCRRA required

12.13 All internal external and contextual photos required

12.14 SFA comments required

12.19 Paarl 300 and DHF comments required

12.20. Further internal photographs required

12.22 Whale Coast Conservation body Ward 2 Forum comments required

12.25 CoCT and CIBRA comments required

12.26 Whale Coast conservation body comments required.

12.30 Full S34 application and CoCT comment required

12.31 CoCT and OCA comments and photographs required.

9. Administrative Matters

10. Appointments

10.1 None

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed proposed mixed-density residential estate on Vyfbrakkefontein Ptn 220/178 (Aalwyndal), Mossel Bay, Eden, S38(8)-NID
HM/ EDEN / MOSSEL BAY / PTN 220/178
Case No: 20081209SB0818E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- Lack of visual information.

DECISION

Since there is reason to believe that the proposed residential estate will impact on heritage resources, HOMS requires and HIA consisting of an archaeological impact assessment to be conducted.

SB

11.2 Proposed Total Demolition, Erven 55952 and 55957, 5 Eden Road, Claremont, CT.S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN / CLAREMONT /ERVEN 55952 AND 55957
Case No: 20080309KB0828E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- Comment from UCRRA received on 8 September 2020, they have no objections .
- City of Cape Town supported.
- The site is outside an HPO and considered not conservation worthy.

DECISION

That the application for demolition is approved as submitted.

KB

11.3 Proposed Additions and Alterations, Erf 3480, 35 Bosman Street, Stellenbosch, Cape Winelands.S34-A&A
HM/ CAPE WINELANDS/ DRAKENSTEIN / WELLINGTON/ERF 3480
Case No: 20071408ND0716E

ND introduced the case.

Application documents were tabled.
Comments from Conservation Bodies received on 24 August 2020.

DISCUSSION

Amongst other things, the following was discussed:

- Stellenbosch Interest Group and Stellenbosch Heritage Foundation do not support the application
- Municipality did not comment within the 30-day commenting period.
- Due to the nature of the application being insensitive to the heritage context, should be referred to BELCom

DECISION

That the matter be referred to BELCOM 30.10.2020.

ND

- 11.4 Proposed Additions and Alterations, Erf 3480, 35 Bosman Street, Stellenbosch, Cape Winelands.S34-A&A
HM/ CAPE WINELANDS/ DRAKENSTEIN / WELLINGTON/ERF 3480
Case No: 20071408ND0716E

COMMENT

Municipality comments required

ND

- 11.5 Proposed Additions and Alterations, Erf 134205, 240 Main Road, Rondebosch, CT.S34-A&A
HM CAPE TOWN METROPOLITAN / RONDEBOSCH /ERF 134205
Case No: 20072308SM0724E

SM introduced the case.

Photographs required were received on 2 September 2020.

DISCUSSION

Amongst other things, the following was discussed:

- IIC building located inside HPO
- CoCT supports
- Minor internal work

DECISION

The application is approved as submitted as it does not impact on a heritage resource.

SM

- 11.6 Proposed Additions and Alterations, Erf 1634, 2 Faure Street, Swellendam, CT. S34-A&A
HM / OVERBERG / SWELLENDAM / ERF 1624
Case No: 20081711TZ0825E

TZ introduced the case.

Properties graded IIIB and IIIB
Stellenbosch Municipality has leased the disputed land to the applicant.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- The matter was fully evaluated at the previous meeting.
- RS and RC had concerns over the new proposed façade which they felt competed with the heritage façade.

COMMENT

The matter be referred to the HOMS meeting of 21 September 2020, and that the heritage consultant be invited to attend.

TZ

- 11.7 Proposed Additions and Alterations, Erf 2761, 4 Crassula Way, Pinelands, CT S34-A&A

HM /CAPE TOWN METROPOLITAN / PINELANDS/ERF 2761

Case No:20080408SM0819E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- NCW building outside of an HPO
- Work that was done by the previous owner is noted,
- COCT commented on 2 September 2020 and has no objection

DECISION

HWC cannot condone unauthorized work. A letter in terms of S51 be issued.

SM

12 New Matters

- 12.1 Proposed new farm shed on Ptn 11 of Farm 25 Rondeheuvel, Main Road, Paarl, Drakenstein, Cape Winelands.S38(8)-NID

HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ PTN 11 OF FARM 25

Case No: 200821206SB0901E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed new farm shed will impact heritage resources.

DECISION

No further studies required as there will be no impact on heritage resources.

SB

- 12.2 Proposed development of an instream dam on Ptn 2/1100 and 3/1100, Farm Bonathaba, Wellington, Drakenstein.S38(8)-NID

HM/ CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / PTN 2/1100 AND 3/1100

Case No: 20051901SB0901E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- Proposed new dam, unlikely that archaeological or paleontological resource will be affected.
- There is no reason to believe that the proposed development of an instream dam, Farm Bonathaba will impact heritage resources.

DECISION

No further studies required as there will be no impact on heritage resources.

SB

- 12.3 Proposed expansion of an existing facility on Ptn 7/443 Farm Brakkloof, Plettenberg Bay, Bitou.S38(8)-NID
HM/ BITOU / PLETTENBERG BAY / PTN 7/443
Case No: 20090103SB0903E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- Previous NID in 2007 was supported by HWC. The amended layout was tabled.
- There is no reason to believe that the proposed expansion of an existing facility will impact heritage resources.

DECISION

No further studies required as there will be no impact on heritage resources.

SB

- 12.4 Proposed Vineyard development on Ptn 502/10, Stellenbosch.S38(8)-DBAR
HM/ CAPE WINELANDS / STELLENBOSCH / REMAINDER OF PORTION 10 OF FARM 502
CASE No: 19012505SB0201E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- The requirements of the HIA required have not been met.

FURTHER REQUIREMENT

An integrated HIA which includes an assessment of the cultural landscape to be submitted.

SB

- 12.5 Proposed installation of a grid-scale battery storage system and associated infrastructure on Ptn 25/220, at the Graafwater Substation, Graafwater, Cederberg. S38(8)-NID
HM/ CEDERBERG / GRAAFWATER / PTN 25/220
Case No: 20200906SB0907E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- Expansion of existing infrastructure within a high to medium significance for palaeontological sensitivity, but proposal will have low impact.
- There is no reason to believe that the proposed installation of a grid-scale battery storage system and associated infrastructure at the Graafwater substation will impact heritage resources.

DECISION

No further studies required as there will be no impact on heritage resources.

SB

- 12.6 Advice- proposed minor deviations from approved building envelope: Erf 31990 Mowbray, CT.
HM/ CAPE TOWN METROPOLITAN/ MOWBRAY / ERF 31990
Case No: N/A

SB introduced the case.

Application documents were tabled. Amendment of design which was previously approved by IACom.

DISCUSSION

Amongst other things, the following was discussed:

- The committee are unable to take a decision on a matter which has previously been approved by another committee.

COMMENT

To be referred to IACom on 14 October 2020.

SB

- 12.7 Advice - applicability of section 38(1) of the national heritage resources act: Portion 2 of Farm 1268 Babylonstoren, Simondium
HM/ CAPE WINELANDS/ STELLENBOSCH/ / SIMONDIUM / PTN 2 OF FARM 1268
Case No: N/A

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

The applicant requires clarity of the provisions of Section 38(1) are applicable for the development of a new pup farm shed.

DECISION

The provisions of S38(1) do not apply to this proposal as it does not change the character of the site.

SB

- 12.8 Proposed Alterations and Additions, Erf 134205, 240 Main Road, 2nd Floor, Great Westerford, Rondebosch, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 134205
Case No: 20022417KB0831E

Refer to Item 11.5 (Duplication)

KB

- 12.9 Proposed Alterations and Additions, Erf 23332, 4 Vrykyk Street, Paarl, Drakenstein, Cape Winelands.S34-A&A
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 23332
Case No: 20082812KB0901E

KB introduced the case.

Application documents were tabled.

Minor works

DISCUSSION

Amongst other things, the following was discussed:
Not conservation worthy outside of Drakenstein special character area.
Revised plans were submitted

DECISION

The application is approved as submitted.

KB

- 12.10 Proposed Alterations and Additions, Erf 47530, 7 Haseldon Road Rondebosch, CT.S34-A&A
HM/CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 47530
Case No: 20082801KB0901E

KB introduced the case.

Application documents were tabled.

NCW outside an HPO

CoCT supports the application.

DISCUSSION

Amongst other things, the following was discussed:
There is no impact on heritage resources.

DECISION

The application is approved as submitted as not impacting on heritage resources..

KB

- 12.11 Proposed Alterations and Additions, Erf 55937, 21 Carbrook Avenue, Claremont, CT.S34-A&A
HM/CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 55937
Case No: 20082609KB0901E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- OCA does not support
- CoCT has no objections.
- Certain work by previous owner unauthorised , new work proposed

DECISION

Referred to HOMS meeting of 21 September 2020 to enable applicants and I & APs to be invited.

KB

- 12.12 Proposed Alterations and Additions, Erf 112499, 81 Arnold Steet, Observatory, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY / ERF 112499
Case No: 20071706KB0901E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- OCA does not support
- CoCT has no objections.
- Certain work by previous owner unauthorised , new work proposed

DECISION

Referred to HOMS meeting of 21 September 2020 to enable applicants and I & APs to be invited.

KB

- 12.13 Proposed Alterations and Additions, Erf 163099, Ground Floor, Old Warehouse, Observatory, CT. S34-A&A, minor works
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY / ERF 163099
Case No: 20072101KB0901E

COMMENT

The application is deem to be incomplete. All internal external and contextual photos required

KB

- 12.14 Proposed Alterations and Additions, Erf 768, 13 Avenue St Lois, Fresnaye, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ FRESNAYE / ERF 768
Case No: 20070803KB0902E

KB introduced the case.

Application documents were tabled.

COMMENT

The application is deemed to be incomplete. SFA comments required

KB

- 12.15 Proposed Alterations and Additions, Erf 2795, 187 St Johns Street, Oudtshoorn. S34-A&A

HM/ CENTRAL KAROO/ OUDTSHOORN/ ERF 2795

Case No: 20082111KB0831E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- Oudtshoorn Municipality and Oudtshoorn Erfenis support the application
- The application is for a new structure on a site, not touching the fabric of structure older than 60 years.

COMMENT

The application does not trigger S34 of the NHRA . The Oudtshoorn Municipality to be informed accordingly.

KB

- 12.16 Proposed Alterations and Additions, Erf 15343 a Ptn of Erf 2118, 2 3rd Avenue, Paarl, Drakenstein, Cape Winelands.S34-A&A

HM/ CAPE WINELANDS / DRAKENSTEIN/ PAARL / ERF 15343 A PTN OF ERF 2118

Case No: 20032607ND0831E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III C
- Drakenstein Municipality has no objection
- DHF and Paarl 300 have no objections

DECISION

That the application as submitted be approved as not impacting negatively on a heritage resource.

ND

- 12.17 Proposed Fabric Analysis on Farm 956 Donkerhoek, Paarl, Drakenstein, Cape Winelands.S34-Minor Works, Fabric Analysis

HM/ CAPE WINELANDS / DRAKENSTEIN/ PAARL / FARM 956

Case No: 20080306ND0831E

ND introduced the case.

Application documents were tabled.

Minor works application fabric analysis prior to a later application for proposed reversal of changes in 20th Century.

DISCUSSION

Amongst other things, the following was discussed:
The application is only for the fabric analysis, full application will follow

DECISION

The fabric analysis is approved subject to the work being monitored by a suitably qualified architect or archaeologist to monitor the work.

ND

- 12.18 Proposed Alterations and Additions, Erf 1386, 43 Ambleside Road, Pinelands, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ PINELANDS / ERF 1386
Case No: 20081803ND0902E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT graded potential IIIIC, located outside the HPO, and it has no objection to replacement of the roof.
- The committee considered that a slate roof would be preferable to a corrugated sheeting roof.

DECISION

The committee approves the replacement of the thatch roof.

ND

- 12.19 Proposed Alterations and Additions, Erf 1709, 53 Berg Street, Wellington, Cape Winelands. S34-A&A
HM/ CAPE WINELANDS / DRAKENSTEIN/ WELLINGTON / ERF 1709
Case No: 20083110ND0902E

COMMENT

The application is deemed to be incomplete.

ND

- 12.20 Proposed Alterations and Additions, Erven 19157 and 19158, Corner Haarlem and Main Street, Paarl, Drakenstein, Cape Winelands. S34-A&A
HM/ CAPE WINELANDS / DRAKENSTEIN/ PAARL / ERVEN 19157 AND 19158
Case No: 20081706ND0907E

COMMENT

The application is deemed to be incomplete.

ND

- 12.21 Proposed Alterations and Additions Erf 348, 16 The Crossing, Pinelands, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN / PINELANDS / ERF348
Case No: 20080505SM0831E

SM introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- IIC building within an HPO.
- CoCT supports the application
- Pinelands Residents and Ratepayers Association supports the application

DECISION

The application is approved as submitted as not negatively impacting on a heritage resource.

SM

- 12.22 Proposed Alterations and Additions Erf 466, 80 Main Road, Greyton, Theewaterskloof, S34-A&A

HM/ THEEWATERSKLOOF / GREYTON / ERF 466

Case No: 20081104SM0831E

COMMENT

The application is deemed to be incomplete. Whale Coast Conservation body comments and Ward 2 forum comments required.

SM

- 12.23 Proposed Alterations and Additions Erf 1945 26 St John Street , Oudtshoorn. S34-A&A

HM/CENTRAL KAROO / OUDTSHOORN / ERF 1945

Case No: 20083102SM0831E

SM introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- The proposal does not affect a structure which is older than 60 years.

COMMENT

The proposal does not trigger S34 of the NHRA as it does not affect a structure older than 60 years.

SM

- 12.24 Proposed Alterations and Additions, Erf 2169, 19 Beula Terrace, Oranjezicht, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT / ERF 2169

Case No: 19090222SM0901E

SM introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- IIC building outside of an HPO
- CoCt supports the application
- CIBRA supports with comments

DECISION

That the application as submitted be approved.

SM

- 12.25 Proposed Alterations and Additions, Erf 3283, 174 Loop Street, Cape Town CBD. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 3283
Case No: 20082807SM0901E

COMMENT

The application is deemed to be incomplete. City and CIBRA comments required

SM

- 12.26 Proposed Alterations and Additions, Erf 9944 Cnr Eleventh Avenue and Third Street, Hermanus, Overberg. S34-A&A
HM/ OVERBERG /OVERSTRAND/ HERMANUS /ERF 9944
Case No: 20083109SM0901E

COMMENT

The application is deemed to be incomplete. Whale Coast conservation body comments required.

SM

- 12.27 Proposed Alterations and Additions, Erf 11568, Main Road, Constantia, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA /ERF 11568
Case No: 20081304SM

SM introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- Unauthorised work done by previous owner.
- Consultant suggests a IIIB grading.
- CoCT endorses grading of IIIB

DECISION

The application was referred to BELCom on 30 September 2020;

SM

- 12.28 Proposed Total Demolition, Erf 5502, 16 Teddington Street, Bellville, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ BELLVILLE /ERF 5502
Case No: 20081905TZ0831E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- NCW garage outside an HPO
- CoCT has no objection

DECISION

The application is approved as submitted as there is insufficient heritage significance to warrant retention

TZ

- 12.29 Proposed Alterations and Additions, Erf 47601, 3 Heseldon Road, Rondebosch, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 47601

Case No: 20083101TZ0902E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- IIC outside of HPO
- City of Cape Town has no objection
- It was noted that the veranda is already built

DECISION

HWC cannot condone illegal work, a letter in terms of S51 of the NHRA be sent.

TZ

- 12.30 Proposed Alterations and Additions, Erf 1238, 5 Wattle Grove Road, Pinelands, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ PINELANDS / ERF 1238

Case No: 20200827TZ0903E

COMMENT

The application is deemed to be incomplete. Full S34 application and Coct comment are required

TZ

- 12.31 Proposed Alterations and Additions, Erf 25666, 30 Scott Road, Observatory, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY /ERF 25666

Case No 20072702TZ0903E

COMMENT

The application is deemed to be incomplete. City of Cape Town and OCA comments and photographs are required.

TZ

- 12.32 Proposed Total Demolition, Erf 68301, 1 Country Club Road, Kenilworth, CT.S34- Total Demolition

HM/ CAPE TOWN METROPOLITAN/ KENILWORTH /ERF 68301

Case No: 20073002TZ0831E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- NCW building in a proposed HPO
- CoCT does not support unless indicators are submitted
- The committee is of the view given the significance of the surrounding heritage context further input regarding the replacement structure is required.

FURTHER REQUIREMENTS

The committee has no objection in principle to the demolition of the building subject to the development proposals for the replacement building to be informed by spatial heritage indicators for the site to be prepared by a architect/urban designer with suitable heritage experience for approval by HWC.

TZ

- 12.33 Proposed Alterations and Additions, Erf 1636 6 Capri Court, Davenport Road, Vredehoek, CTS34-A&A

HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK /ERF 16366

Case No: 20082808TZ0907E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed:

- Potential IIIC outside of an HPO.
- City of Cape Town supports the proposal
- GVHAG did not comment within the commenting period.

DECISION

The application as submitted is approved as not impacting negatively on a heritage resource.

TZ

14 OTHER MATTERS

- 14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

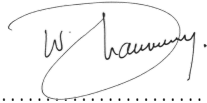
The Committee adopted the resolutions and decisions.
ND adopted the resolution and SM supports the adoption
TZ moved and ND seconded.

16 CLOSURE

The meeting adjourned at: 11:23

17 DATE OF NEXT MEETING:

21 September 2020



Chairperson's Signature.....

Date:



Secretariat's Signature.....

Date: 21.9.2020

APPROVED